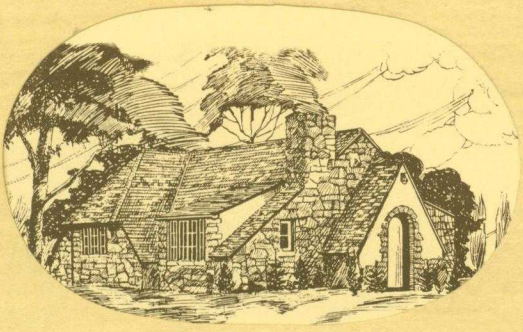


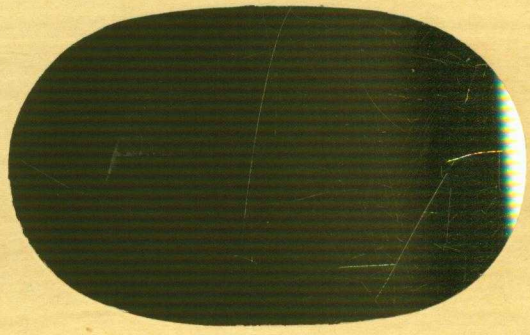
EDWARD POOL
Bungalows

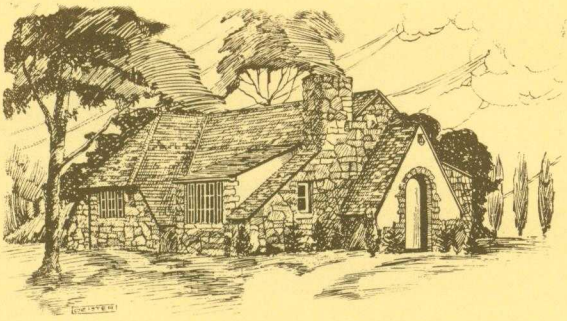
TELEPHONE
NORWOOD 4045

HOMES NOT HOUSES

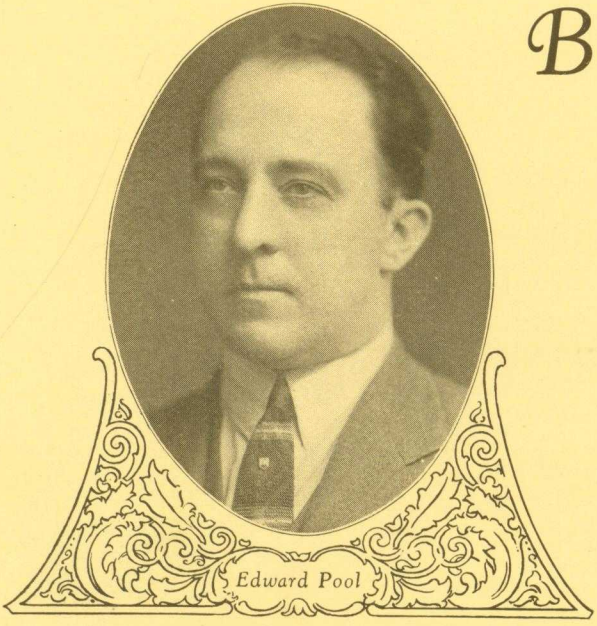
S. W. COR. TENNESSEE AVE,
AND READING ROAD

CINCINNATI, OHIO

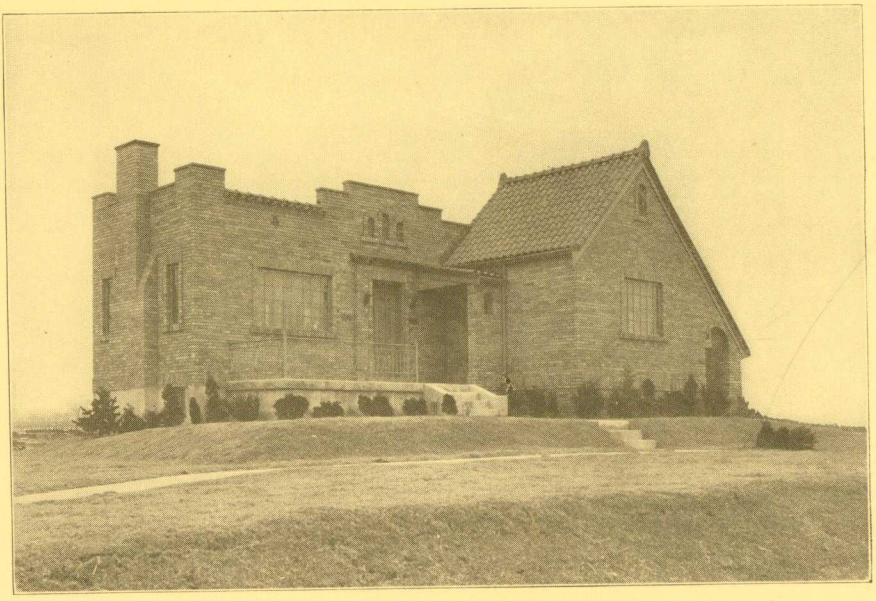




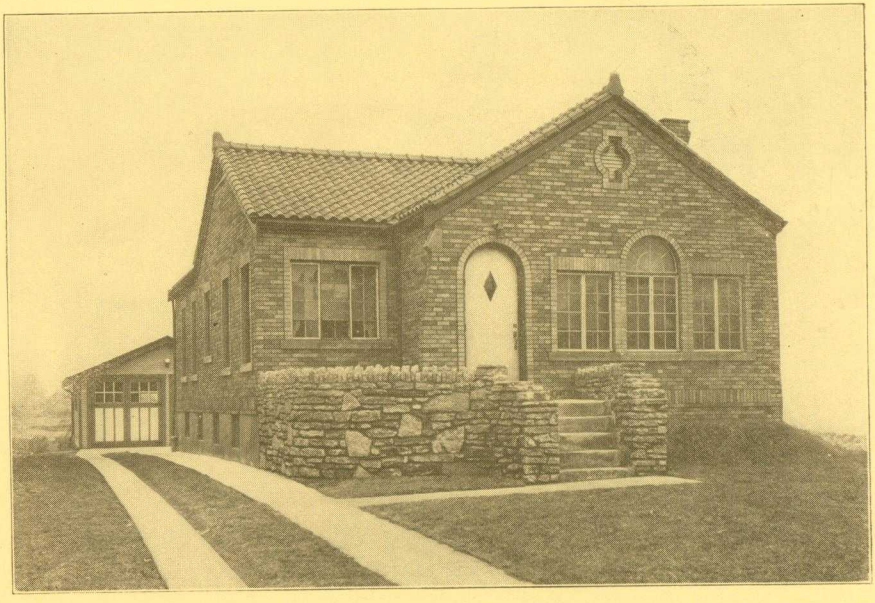
Visiting an Edward Pool Bungalow



Edward Pool

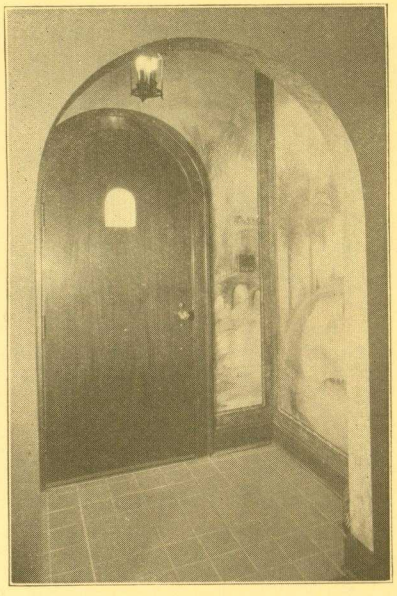


Brick Spanish Bungalow in Rose Lawn



Five Room California Type

EDWARD POOL BUNGALOWS



Vestibule

WHAT a pleasing picture of harmony and contentment greets the eye as one looks upon a Pool Bungalow. For each and every one is designed to fit into its natural surroundings.

There is the flash of real copper from the down-spouts and rain leads, the scintillating color of round tile roof and, withal, the solidly substantial appearance so unmistakably identified with everlastingly beautiful all-masonry construction.

As the eye takes in the details of this dream of home architecture there stands revealed the cement porch, brilliantly awninged, as such a porch should be, with approaches and walks of rustic stone and concrete.

Buttresses, cornices and risers add touches of rare architectural beauty, assisted by the ornamentation of art iron porch railing and handsome lamps flanking the front entrance.

Windows set here and there, in steel casements of imperishable utility. There is a touch of the woodland in the facer boarding of cypress, which, the only wood discernable, presents its honest, weather-resisting surface to the elements.

And yet, there is more. One cannot fail to observe the built-in letter box from which the daily mail is taken without stepping outside the home. Then there is the street number of this dreamlike home, indelibly cast in one-piece bronze.

Living Room with Studio Ceiling

Living Room

This, then, is the home of our choice, as seen by the passersby, a fitting jewel for the terraced lawn, the shrubs and the flowers which surround it.

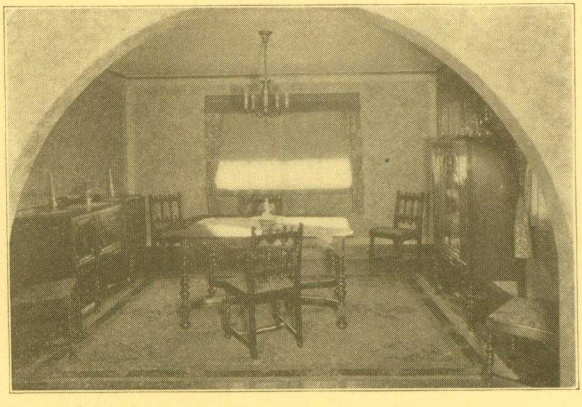
Now, let us become self-invited guests and step inside this wonder-home. The beautiful, well-swung door closes behind us and we are in the vestibule, beautifully tiled to receive the casual caller and still leave polished hardwood floors unsmirched.

Adding to this convenience, so much appreciated by particular home-keepers, is an ample closet offering its spacious hospitality for the hats, coats and wraps of the welcomed guest.

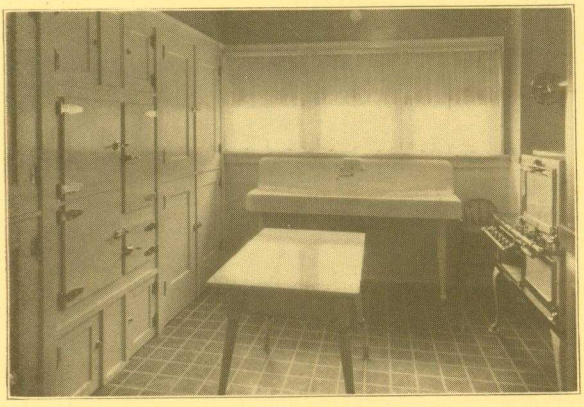
A step—and we are in the living room, its cheery, high-vaulted ceiling adding a spacious grandeur to its four beautifully decorated walls. We touch finger to a handy switch and soft, mellow light floods out from fixtures of Spanish period design, the exquisiteness of the central fixture such as to send lovers of the beautiful into raptures of delight.

We look around and plainly see that the hand of art and beauty has lent itself to the decorating. The clear red-gum woodwork seems as though of rare, soft and expensive walnut and, at one end of the room, gas logs are framed in an adorable flush-type fire-place. Decorative electric candlelamp recesses or brackets on either side add to its beauty.

There are well proportioned windows, a finely finished floor, an abundance of electric floor receptacles and wires for the radio already built in. No wonder you exclaim, "What a wonderful room I could make of this."



Dining Room



Kitchen

Harmonizing perfectly in decoration and lighting fixtures is the dining room, which comes next. Entered from the living room through an impressive archway, the whole ensemble shows the result of the long, intensive study and patient development which the builder has applied to the arrangement.

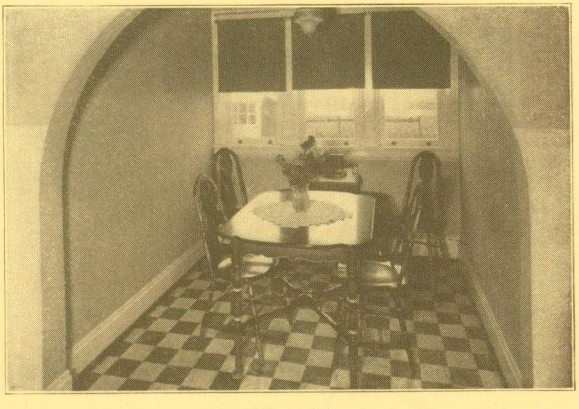
Plenty of wall space, plenty of light through either the French or Dutch type windows,—according to your choice,—plenty of opportunity for the homemaker to exercise the most discriminating taste in final furnishing. A room, indeed, in which an everyday meal might well take on the glory of a royal banquet.

As we go through an Edward Pool Bungalow, more and more are we impressed with the fact that we have entered a **real** "home" and when we come to the kitchen we are sure of it.

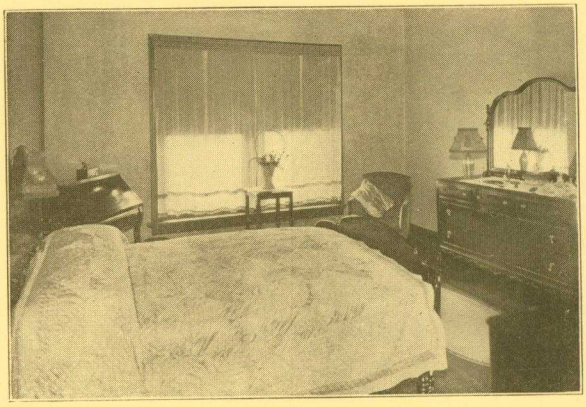
The double-swing door opens to reveal a beautiful flooring of "Tread Light Tile" which, as everybody knows, is made to last a lifetime and can be easily kept scrupulously clean. So, too, can be kept immaculate the dainty wall finish of real Sanitas.

A long, double drainboard sink gleams snow-white and beautiful in the golden rays of sunshine that enter through the high framed window, beneath which it sets.

A white expanse of built-in cupboards and utensil cabinets nestle altogether, centering around the indispensable Frigidaire. Here is neatness, efficiency, space conserved, the utmost in convenience and an individualization of desire and color



Breakfast Alcove



Bed Room

harmony that does not forget the pretty breakfast alcove seen through the gracefully arched entrance, with its inviting lacquered table and benches.

After all this, what may we expect of the bed chambers, those rooms where we actually spend one third of our lives?

We are not to be disappointed—for we are in an Edward Pool Bungalow, built to cater to the most discriminating taste and cherished ideals of the home owner.

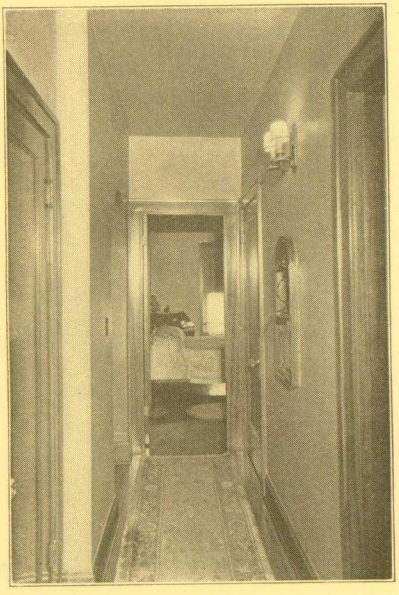
Now we enter the two light and cheerful bedrooms, through a neat hallway, stopping merely long enough to notice the recessed telephone niche and the two hall closets, one beautifully cedar lined and the other for linen.

In the bedrooms, themselves, we find still more closets and as we open their doors electric lights beam automatically and go out as we close the doors.

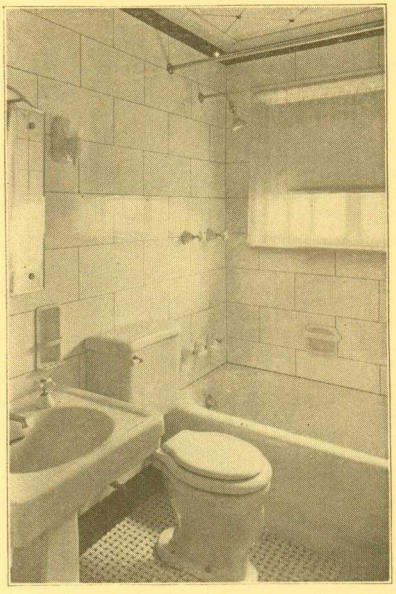
How large and roomy are these closets and how convenient! One of them contains still another surprise, —a little wall safe that is a real fireproof hideaway and a secret you share only with those who put it where you find it.

By this time we have noticed that every window in the home is steel sashed and framed, all opening outward to permit easy cleaning of interior and exterior from the inside. And, too, there are roll screens, always ready at any time of year, rolling up like the window shades, which are of the best quality and curtain rods already installed.

In recognition of the importance with which the bathroom is regarded



Hall



Bath Room

by home buyers there has been designed into Edward Pood Bungalows bathrooms of surpassing beauty.

Walls, floors and ceilings of non-cracking, non-crazing Vitrolite installed by the Bond Hill Supply Company regale the eye with harmoniously beautiful color combination of black, jade-green and ivory, exquisitely emblazoned with a band of etched gold ornamentation. It is a real pleasure to keep such beautiful surfaces clean.

The wash stand, a thing of grace and beauty, is overlooked by a charming Venetian mirror which swings open to reveal the large medicine cabinet behind it, with its ample array of plate glass shelving.

A built-in tub and a built-in shower, —both separate,—complete this beautiful bathroom, together with a center light and brackets on either side of the Venetian mirror, inset soap receptacles and porcelain electric fixtures.

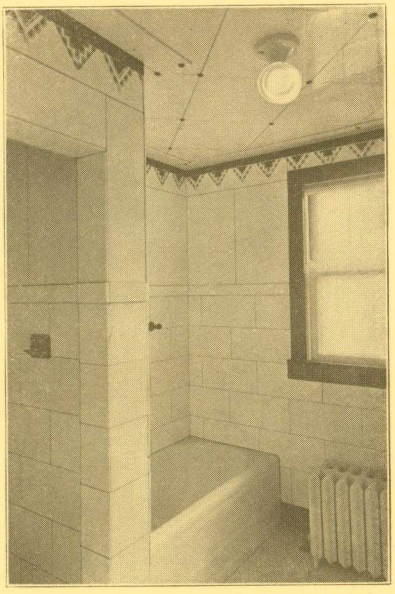
None who have ever visited an Edward Pool Bungalow would expect to find the usual commonplace cellar. Every bit of livable space has been conserved, to add to the pleasure of living that feature the homes that are not just houses.

Down a flight of easy steps we go, into the basement, and enter the den. And a cozier, more inviting place would be hard to imagine.

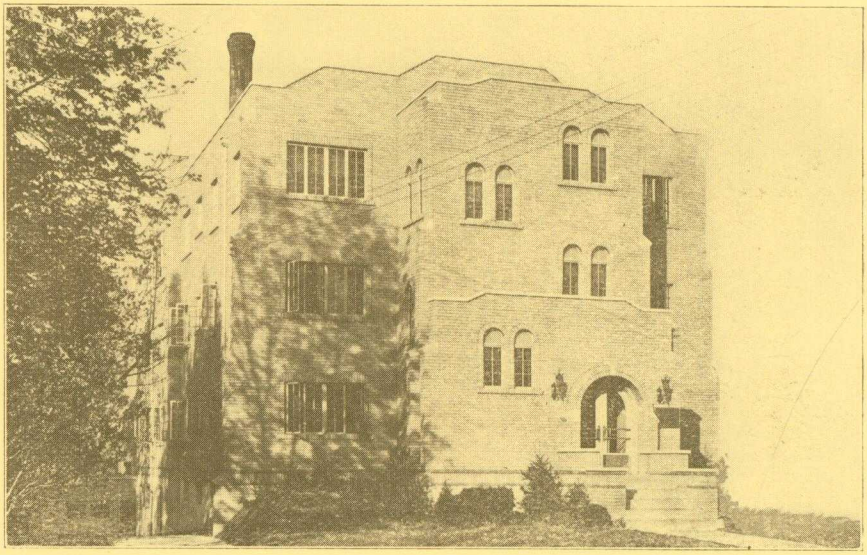
Running the entire length of the basement and floored with Tex Tile, it makes a wonderful place for the informal dance or entertainment. As a smoking or card room it is unsurpassed.

Wall brackets and flush-type ceiling lights give illumination as well as decoration, adding to the tasty ornamentation of ivory and black. Ample daylight comes through a cluster of

(Continued on page 10)

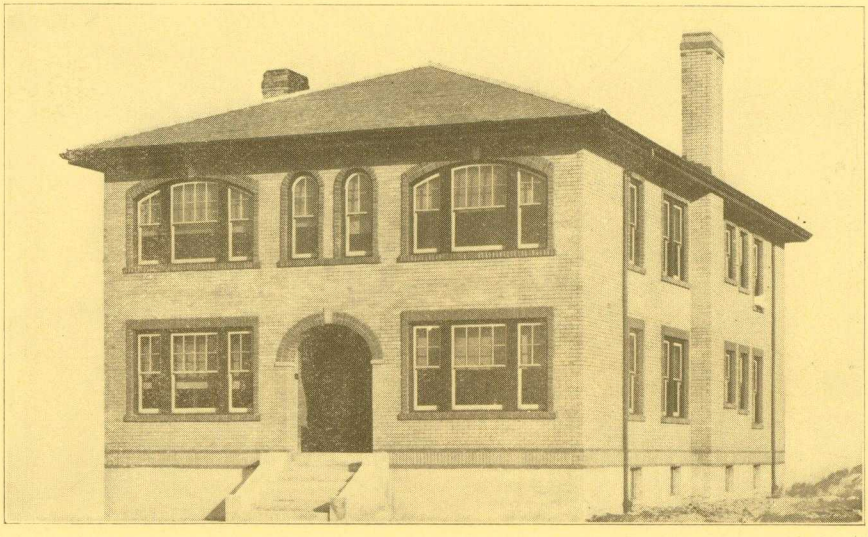


Shower and Bath

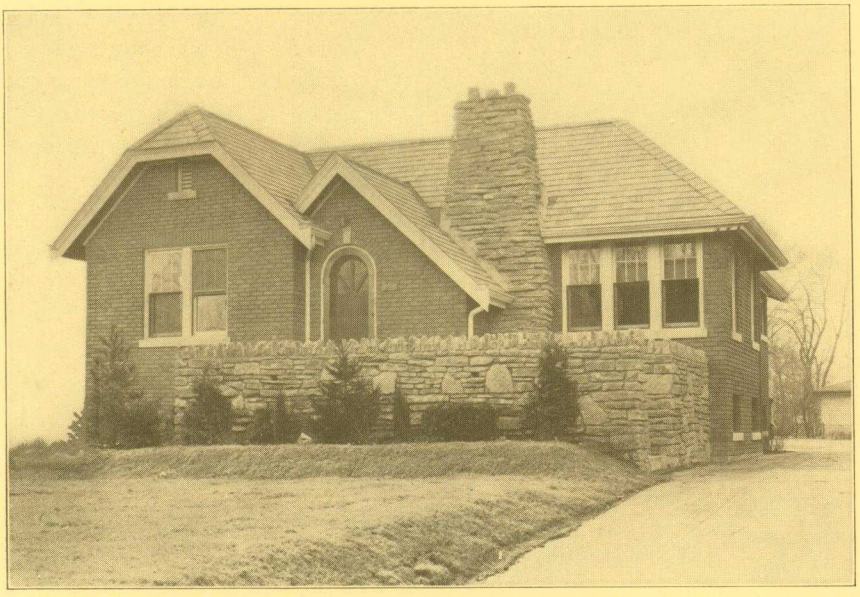


Lo-Ed Apartments, 730 Oak St.

One of Cincinnati's best equipped apartment buildings designed and built by Edward Pool in 1927.

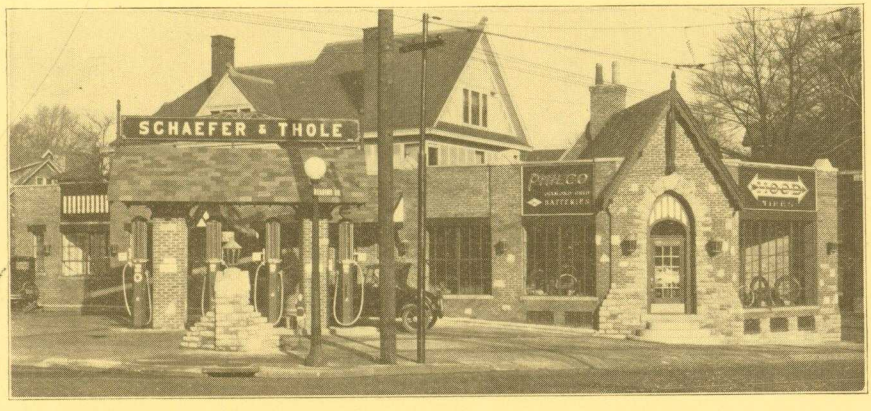


Four Apartment Building at Young and Slack Sts., Mt. Auburn

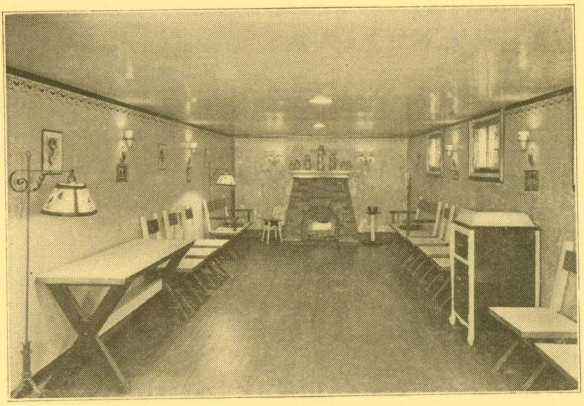


Seven Room Bungalow—Dana Ave.

These cuts depict the different types of homes, apartments and business buildings erected by Edward Pool, containing the latest type of equipment, and the very best of materials.



Bungalow Service Station at Reading Road and Ridgeway, Avondale

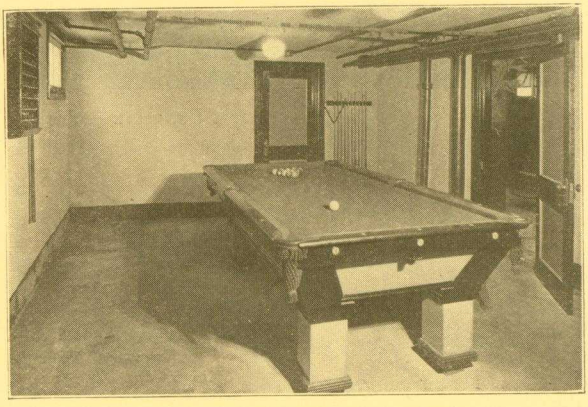


Den

well-placed windows.

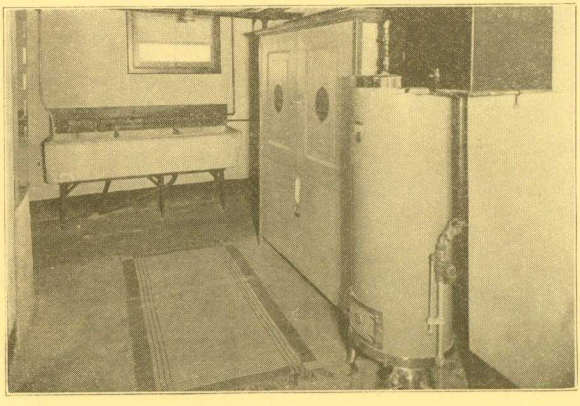
A decorative, gas log fireplace at one end adds to the beauty of this most unique and useful basement room and a socket for the radio takes care of the musical requirements for a happy evening.

However, we must not forget that an Edward Pool Bungalow is a "home" and the practical requirements have been considered in every detail.



Billiard Room

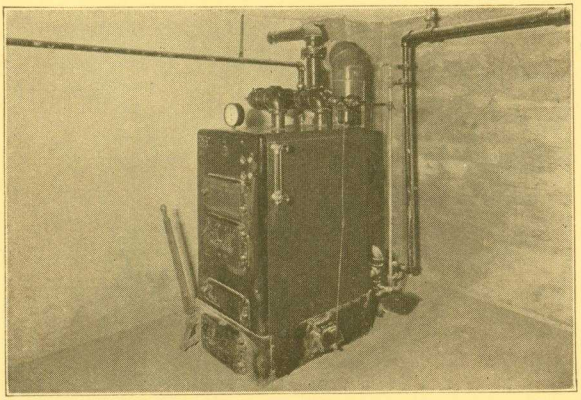
From the "den" we pass through a door into the Laundry. Here, nothing has been forgotten which would lessen the burden of washday. A clothes dryer and a built-in ironingboard combine with three tray tubs and a Hotwater Heater to equip the laundry to completion. A small adjacent room contains toilet and washstand.



Laundry

Even the furnace room of an Edward Pool Bungalow is given that touch of practical refinement so eagerly sought by home buyers. Entirely separated from the rest of the base-

ment, it has its convenient coal bin and large, dust-proof fruit closet of cement.



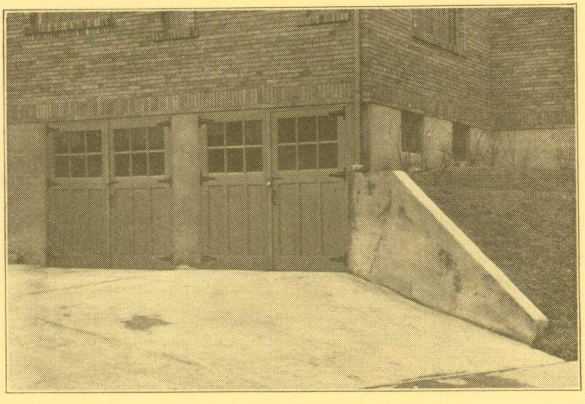
Boiler Room

No home is complete today without its garage and no home boasts a more convenient and well arranged garage than those designed for Edward Pool Bungalows. Of exactly the same material and construction as the "home" itself, the garage is large and light, with tiled roof, walls of tile, brick or stone, handsomely ornamented and finished.

Brick Garage

A wide cement apron leads up to the solidly made, easy swinging door. Gas, water and electric light are among the conveniences, the light arrangement being so designed that it can be turned off or on from either the home or the garage itself.

There is space for a workbench and auto accessories, nothing left undone to provide for the auto owner's convenience.



Double Built-in Garage

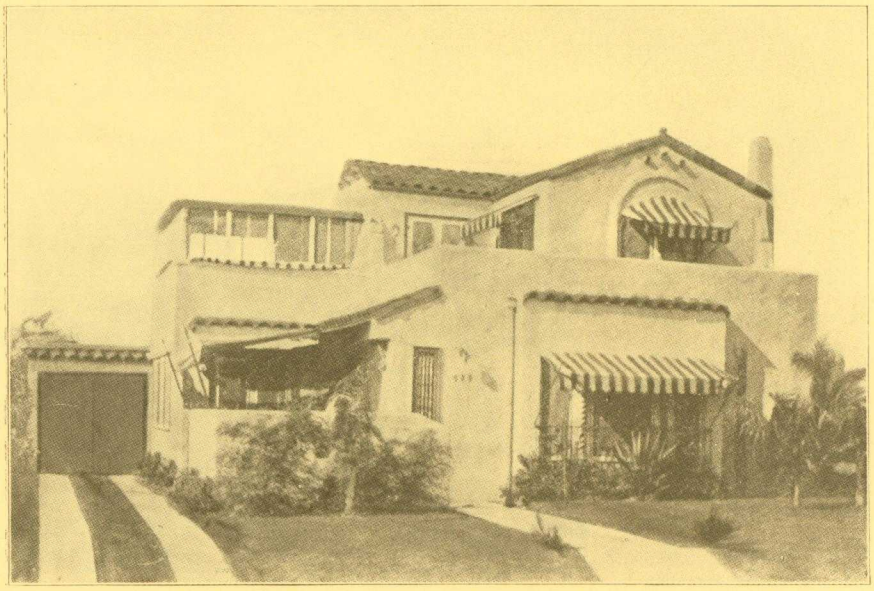
L'ENVOI

THROUGH the pages of this booklet you have visited an Edward Pool Bungalow. We believe we have been conservative in our word picture, because we think that mere words are inadequate to picture one of these little homes as you would actually find it.

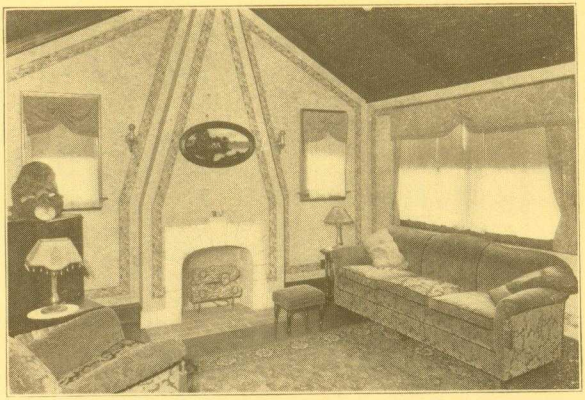
They are **real** "homes", built as would be the homes of those who, from long experience and high ideals, have formed the happiest ideas of what the home of their dreams should be.

Throughout the whole range of plans developed under the Edward Pool method of bungalow home building you are sure to find **your** idea, expressed in the most delightful and economical terms of the builders art.

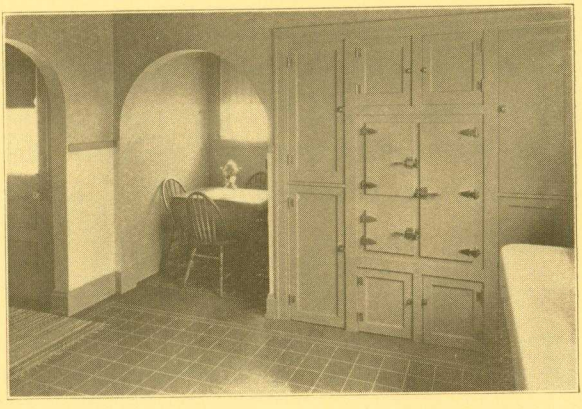
Won't you come and see an Edward Pool Bungalow---today?



A Spanish "Beauty" in Rose Lawn Park

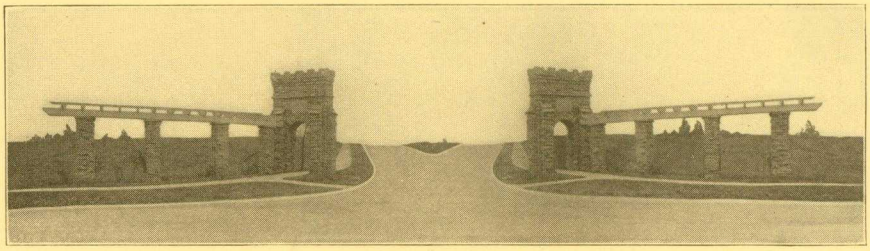


An ideal cozy living room with raised pecky cypress ceiling. Flush tile fire-place. Steel window frames, plate glass window panes and roll screens.



Showing kitchen and small breakfast nook also convenient closets built around Frigidaire with the motor in basement, also showing arch to basement and outside entrance with Tread-lite Tile floor.

A corner of a Pool living room showing the beautiful arched entrances to the dining room and hall.

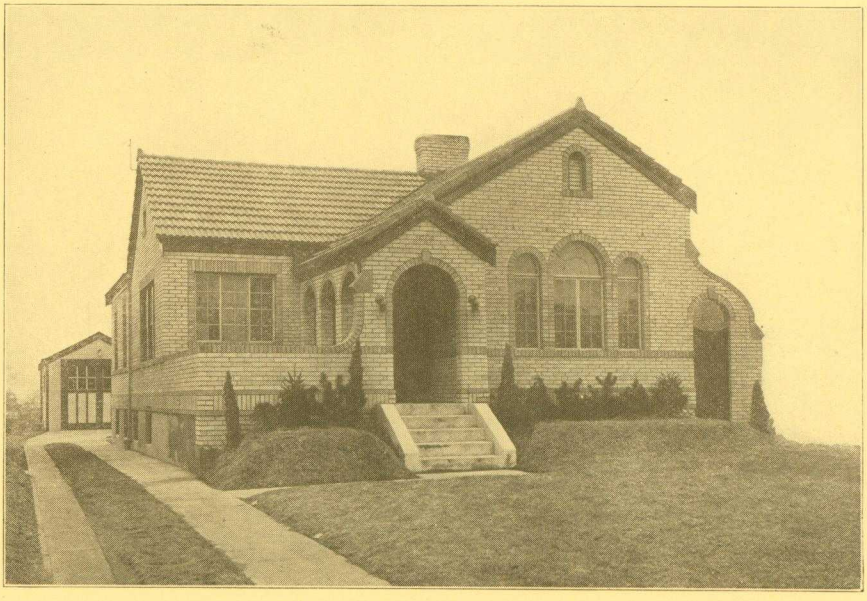


Entrance to Rose Lawn Park

ONE of the most outstanding achievements in Cincinnati's realty field has been the acquisition by Edward Pool of Rose Lawn Park.

Admirably situated in a choice residential section it faces the beautiful Hillcrest Country Club, with its main entrance on Reading Road. It is but 20 minutes from Fountain Square. On an Arterial Highway with no railroad crossings.

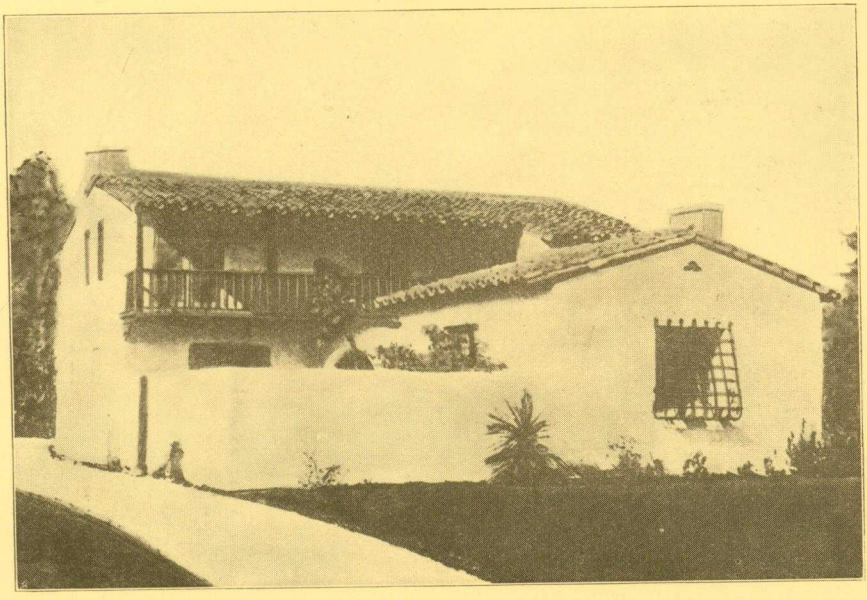
Rose Lawn Park is a fully developed subdivision, with all concrete streets, boulevard lights, full underground service of water, gas and electricity and sewers.



Another Five Room Bungalow

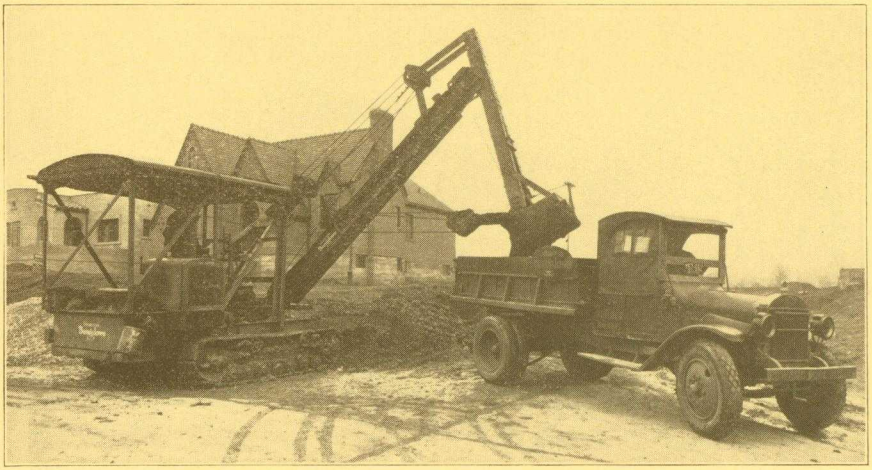
Duplex Apartment, Winslow Ave.

It is away from the industrial district, and is rigidly restricted to quality all-masonry homes with tile, slate or Mohawk roof construction. Seventy-five homes have been erected and sold in the one year since development in this beautiful home site started.



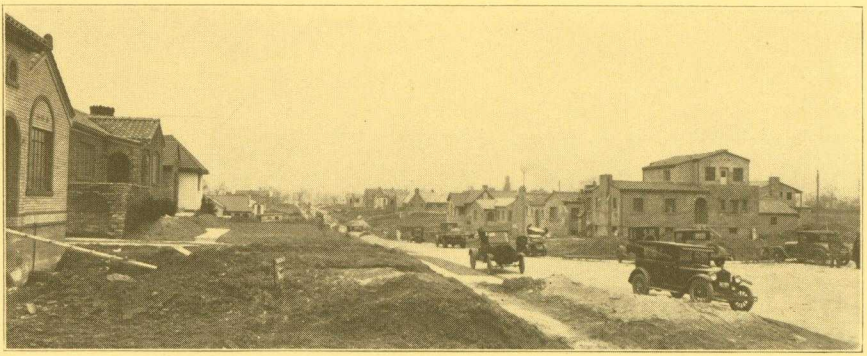
Another Spanish Type in Rose Lawn

RM
0207

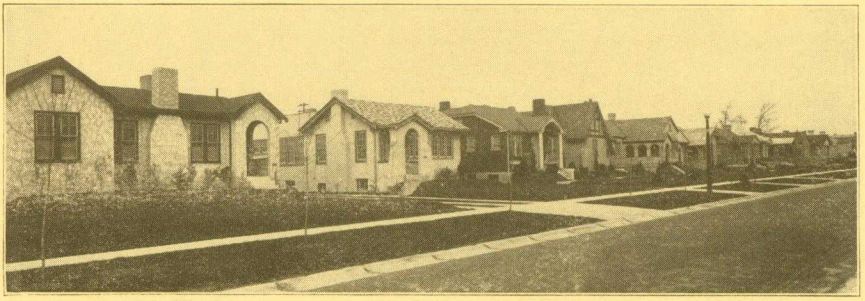


Edward Pool's Modern Equipment and Methods Expedites Construction

It is generally conceded that this is one of the rare opportunities for home buyers in the safety with which the restrictions and the Edward Pool policies surround it.



Kenova Road in Rose Lawn—All Pool Bungalows



1927 Development in Bond Hill

EDWARD POOL

Bungalows

S.W. COR. TENNESSEE AVE. AND READING ROAD

HOMES NOT HOUSES

TELEPHONE NORWOOD 4045

CINCINNATI, OHIO

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